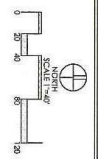


SITE PLAN

SUNBURY ROAD SITE  
PREPARED FOR METRO DEVELOPMENT

DATE: OCTOBER 30, 2012

*Bill Tompkins*  
*01/11/2013*



**Paris Planning & Design**  
 LAND PLANNING • ARCHITECTURE  
 32414 STATE ST. • SUITE 401  
 91804-0704 • CHANDLER, AZ 85226  
 480.451.1111 • WWW.PARISPLANNING.COM

SITE DATA	
TOTAL ACRES	+1.78 ACRES
PROPOSED ZONING	C-1
TOTAL SITES	148
PARKING PROVIDED (H+L 7.3 SPACES)	255
SPACE	221
CHANGE	32

**DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 14, 2013**

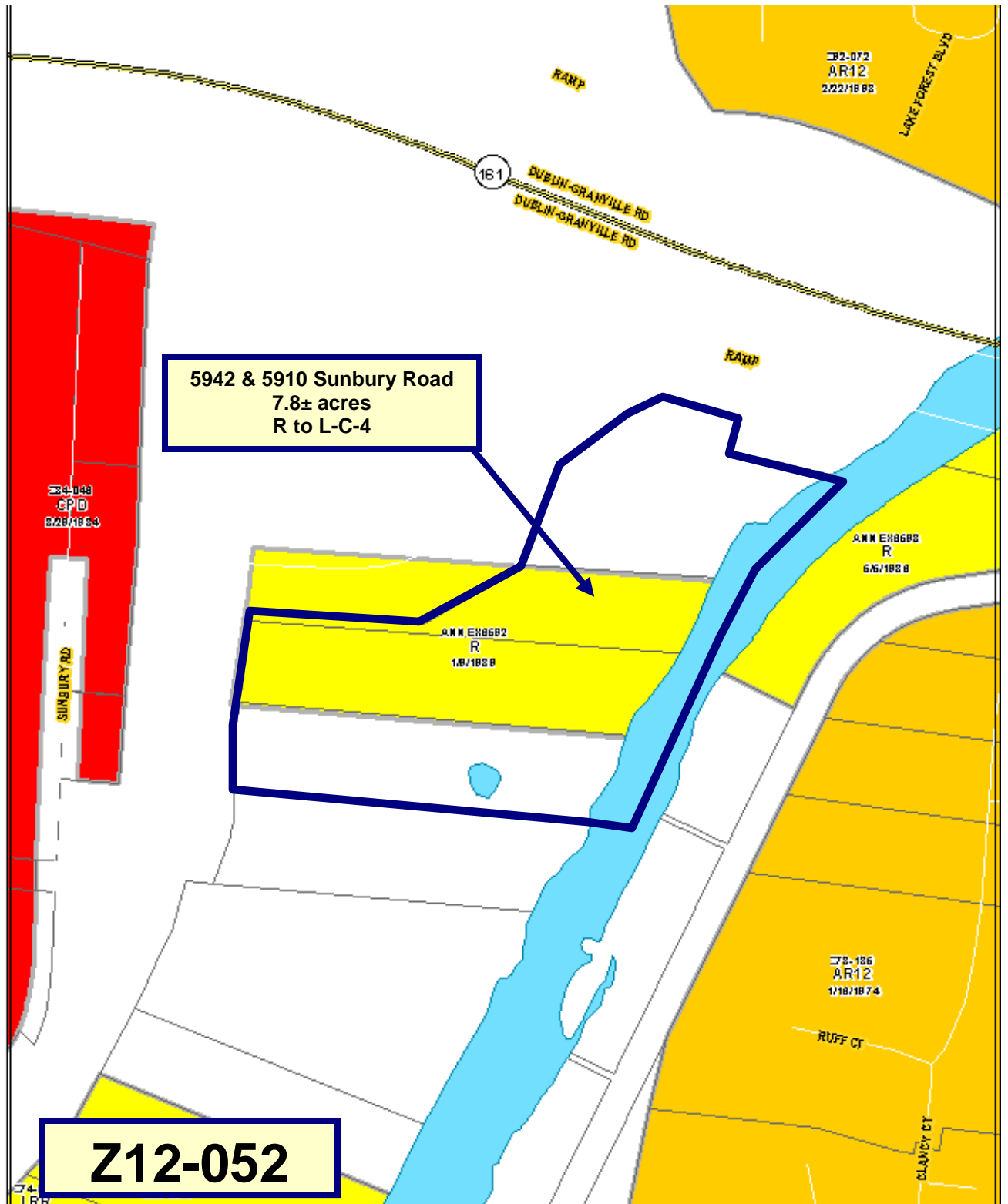
8.     **APPLICATION:**                   **Z12-052 (ACCELA # 12335-00000-00517)**  
       **Location:**                   **5910 AND 5942 SUNBURY ROAD (43081)**, being 7.8± acres located at the southeast corner of Sunbury Road, and the exit ramp from eastbound State Route 161. (010-213825).  
  
       **Existing Zoning:**           R, Rural District.  
       **Request:**                    L-C-4, Limited Commercial District.  
       **Proposed Use:**               Hotel  
       **Applicant(s):**             Metro Development LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street, P.O. Box 1008; Columbus, Ohio 43216.  
  
       **Property Owner(s):**       Metro Development LLC et al; 470 Olde Worthington Road; Westerville, Ohio 43082.  
  
       **Planner:**                    Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).

**BACKGROUND:**

- The applicants are applying to redevelop a vacant single-unit dwelling along with several other lots into a hotel, of the extended stay variety.
- To the north is State Route 161. To the east across Big Walnut Creek is vacant land in the R, Rural District and multi-unit dwellings zoned in the AR-12, Apartment Residential District. To the south is a single-family dwelling in Blendon Township. To the west across Sunbury Road is undeveloped land zoned in the Commercial Planned Development District.
- The site lies within the Blendon District of the *Northland Plan Volume II* (2002).
- The L-C-4, Limitation text and plan provide for a 40 foot buffer to the south next to the existing single-unit dwelling as well as a prohibition on windows facing to the south. In addition the limitation text and plan provides for parking in excess of the 1.5 parking space per unit required of apartment complexes as well as for lighting controls and building material commitments.
- The *Columbus Thoroughfare Plan* identifies Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

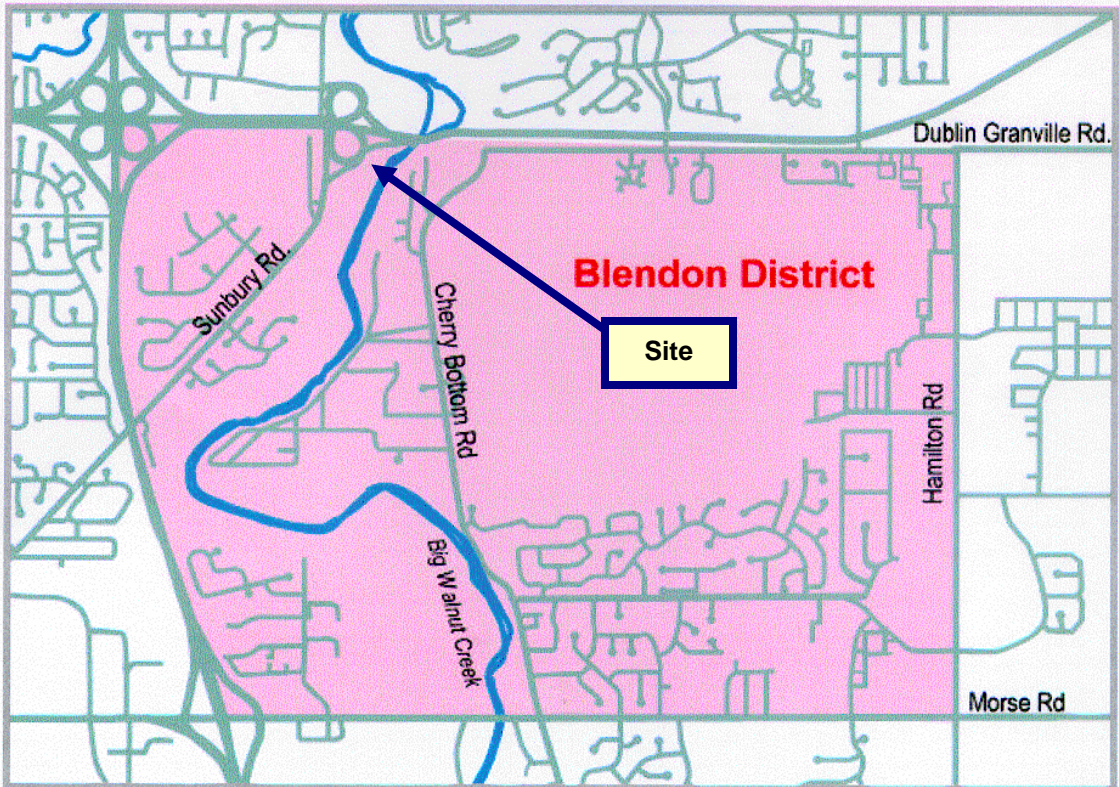
Given the expansion of State Route 161 over the years, single-unit development is not realistic any longer at this location. The proposal is consistent with land uses in the area due to the presence of multi-family development to the east across Big Walnut Creek. The applicant is providing a substantial buffer and prohibiting windows along the south property line to help alleviate the proposed developments impact on the existing single-unit dwelling south of this site. Given that and the applicant's substantial conformance with development standards for apartment complexes in Apartment Residential Districts, Staff supports the proposed land use on this site.



Proposed land-use/Blendon District

### Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Blendon District



**Z12-052**



Northland Community Council  
Development Committee

Report

December 5, 2012 7:00 PM  
Northland Performing Arts Center  
4111 Tamarack Boulevard

Meeting Called to Order: **7:05 pm** by Chair Dave Paul

Members represented:

*Voting: (16):* Albany Park (APHA), Blendon Chase (BCHA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPWCA), Westerville Woods (WWCA), Woodstream East (WECA).

- 
- Case #1:** Application Z12-052 (*Rezoning 7.8± AC from R to C4*)  
Jill Tangeman/Vorys Sater Seymour & Pease LLP representing  
Metro Development LLC  
5910-5942 Sunbury Rd, Columbus, OH 43230  
(PID 110-000408/010-213825/010-213826/110-000888)
- *The Committee approved 9-5 (with 1 abstention) a motion (by WWCA, second by MP) to **SUPPORT** the application **WITH CONDITIONS**:*
    1. *Text to specify that commercial use of the site be limited to a "residential hotel" as defined in the Ohio Revised Code §3731.01 (A)(4).*
- 
- Case #2** Application 12320-00664 (*Graphics variances from §3375.06(E), 3377.07(c), 3377.24(B), 3363.27(a) to permit oversize wall signs on N and W walls and roof-mounted LED sign directed to freeway*)  
Jeff Brown/Smith & Hale LLC representing  
Orange Barrel Media (Atlas Butler Heating & Cooling)  
4849 Evanswood Dr, Columbus, OH 43229 (PID 010-000597)
- *The Committee approved 15-0 a motion (by KWPCA, second by SCA) to **NOT SUPPORT** the application.*
- 
- Case #3** Application 12310-00610 (*BZA variances from §3345.07(d), 3345.07(g) and 3333.10 to reduce number of single family lots, reduce perimeter yard setback, ~~permit detached garage to side or rear of dwelling~~, reduce required square footage per unit in PUD-8 zoning*)  
Jeff Brown/Smith & Hale LLC representing  
Lifestyle Communities  
5367 Thompson Rd, Columbus, OH 43230 (PID 010-282735 et al)
- *The Committee approved 15-0 a motion (by APCA, second by CECA) to **SUPPORT** the application.*
-





# REZONING APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433 ▪ [www.columbus.gov](http://www.columbus.gov)

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Metro Development LLC 470 Olde Worthington Road Westerville, Ohio 43082 0 Employees Joe Thomas #540-2400	2.
3.	4.

*Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20<sup>th</sup> day of May, in the year 2013.

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: NA

*This Project Disclosure Statement expires six months after date of notarization.*

Notary



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer